





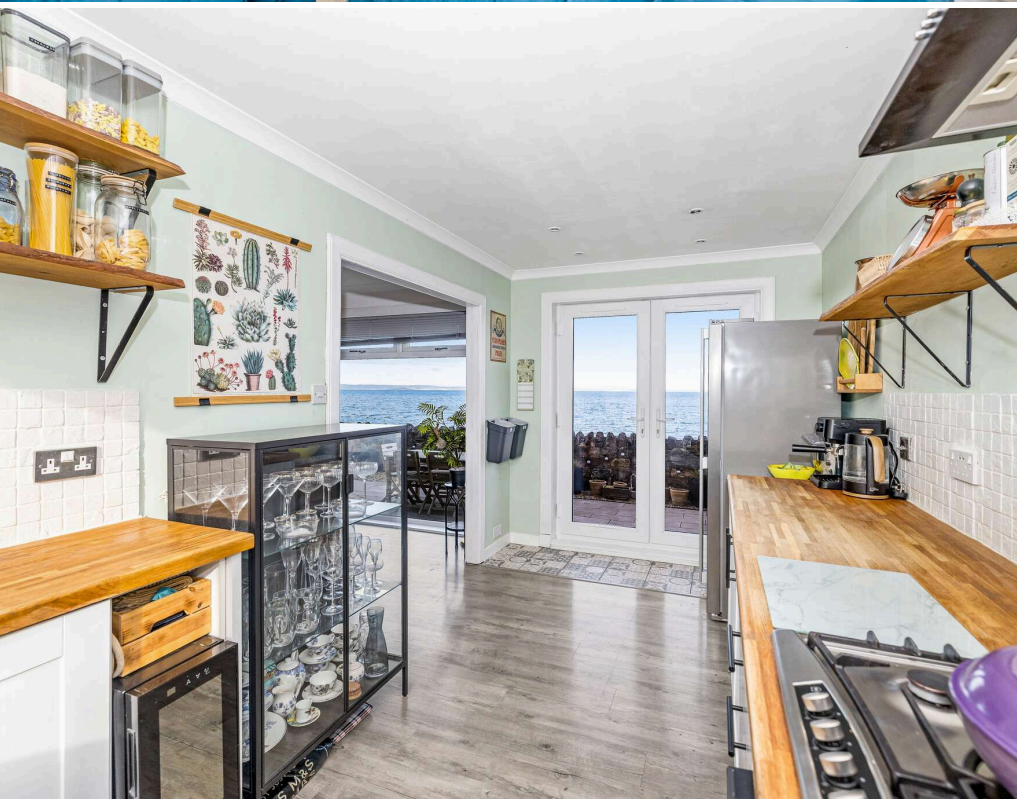
Welcome

A rare opportunity to acquire a stunning three-bedroom detached home enjoying truly breathtaking, uninterrupted views across the East Lothian coastline. One of only three properties of this style, this is a home that really does deserve to be viewed.

Set in an enviable coastal position, this beautifully presented detached property offers bright, generously proportioned accommodation arranged over two levels, with spectacular sea views taking centre stage. On the ground floor, the exceptionally bright and contemporary lounge is a real highlight of the home. Two large picture windows frame the outstanding coastal outlook, creating a wonderful space in which to relax and enjoy the ever-changing views. A generous walk-in cupboard provides excellent storage and also offers potential to create a compact home office or study area. The kitchen is fitted with a good range of base units complemented by wooden worktops, open shelving and attractive tiled splashbacks. Double doors open directly onto the rear garden, making this a particularly practical and sociable space.

Upstairs are 3 well-proportioned bedrooms. Bedrooms 1 and 2 enjoy wonderful sea views and both benefit from built-in storage, with ample room for additional bedroom furniture. Bedroom 3 is positioned to the front of the property and is again a generous double. The refurbished shower room is finished with stylish metro tiling and features a walk-in shower enclosure, with a window providing plenty of natural light. Additional bonus is the floored attic space, accessed via a Ramsay ladder, providing a useful and versatile area ideal for a playroom, study space or additional storage.

Externally, the enclosed rear garden has been designed for easy maintenance with a combination of paving, artificial grass and gravelled areas, creating an ideal setting for outdoor entertaining or family play. Further benefits include gas central heating, double glazing, on-street parking and additional residents' parking situated to the side of the development.





Prestonpans

Inchview North enjoys an enviable coastal setting within the popular East Lothian town of Prestonpans, with the property perfectly positioned to take advantage of wonderful views across the Firth of Forth.

Prestonpans offers an excellent range of everyday amenities including local shops, supermarkets, schooling and leisure facilities, together with lovely coastal walks and easy access to the neighbouring seaside communities of Cockenzie and Port Seton. The area is particularly convenient for commuters, with Prestonpans Railway Station approximately 0.8 miles away and regular rail services providing access into Edinburgh. Excellent road links are also available via the nearby A1 and City Bypass, making Edinburgh and the wider central belt easily accessible. Local schooling includes Preston Tower Primary School, St Gabriel's RC Primary School and Preston Lodge High School, while a variety of leisure facilities, golf courses and East Lothian's renowned coastline are all within easy reach.

Combining a superb coastal position with excellent amenities and transport connections, Inchview North offers an appealing setting for families and commuters alike.

Extras

Included in the sale are all window coverings and light fittings excluding lounge light



Get in touch

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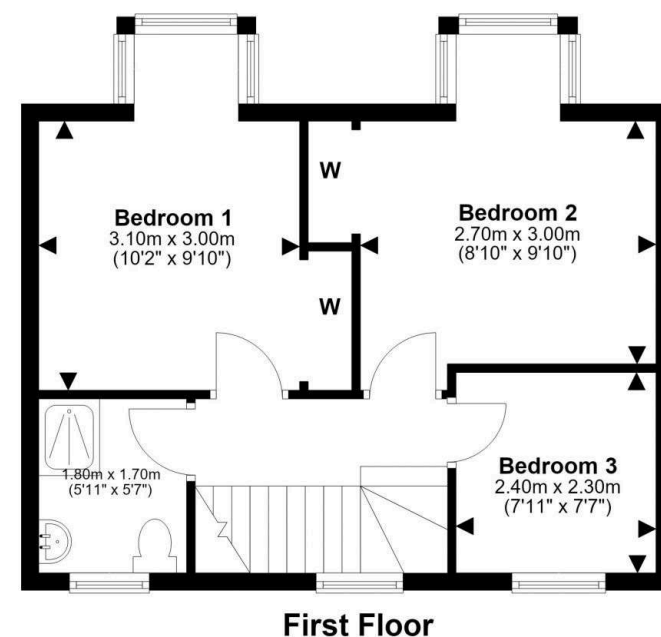
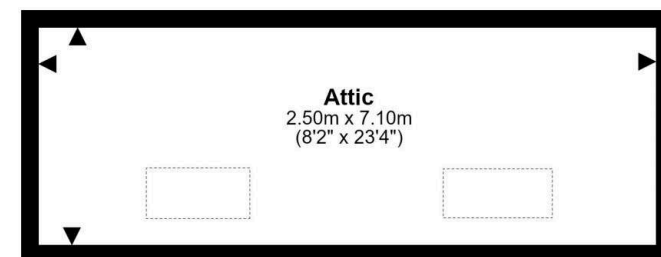
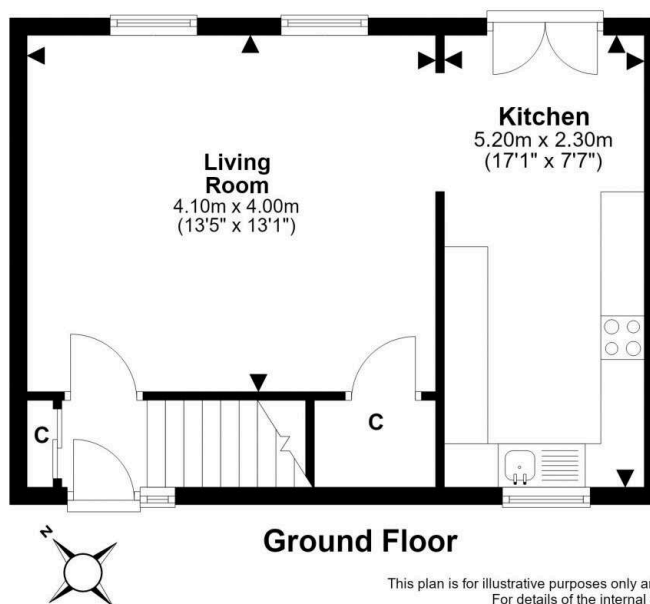
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.